

VDOT NOTES

1. A Land Use Permit shall be obtained from VDOT before any construction is started within State maintained right of way limits, including access. All Land Use Permit applications must have two (2) sets of approved plans, a copy of the plan approval letter, a check for the processing fee made payable to Treasurer of Virginia, and surety or bond in the required amount.
3. In accordance with the provisions of the Inspection Documentation Best Practices Manual, VDOT shall be notified prior to the start of any work within State maintained right of way. The contractor will coordinate with the VDOT point of contact at significant stages of the project.
4. The developer is responsible for any damage to existing roads, utilities, and any other installations already in place which occur as a result of project construction within or contiguous to State right of way limits.
5. No structure shall be constructed on VDOT rights of way unless shown on VDOT approved construction plans or covered by a VDOT Land Use Permit.
6. VDOT shall not be responsible for the maintenance of any stormwater management facility or outfall structure located outside of State maintained right of way limits and shall be absolved from all responsibilities, damages and liabilities as a result of such.
7. All erosion and sediment control measures shall be the responsibility of the contractor in accordance with the Virginia Erosion & Sediment Control Handbook and Virginia Stormwater Management Program. An individual certified by the Virginia Department of Conservation and Recreation, holding a Responsible Land Disturber Certification, shall be in charge of the land disturbing activity and on the work site at all times.
8. Installation of pipe culverts and storm sewers shall conform to VDOT Standard PB-1.
9. The contractor shall be responsible for locating and protecting all underground and overhead utilities, whether or not they are shown on the plans, prior to starting work. The contractor will be responsible for repairs, at his own expense, of any utilities damaged by his construction methods. MISS UTILITY must be contacted at 811 at least 72 hours prior to the commencement of construction. The developer shall be responsible for the relocation of any utility within existing or proposed right of way.
10. Sight distances at entrances and intersections shall be maintained at all times during and after construction. Any object or landscaping that obstructs driver view shall be relocated at the developer's expense or the entrance may be closed at VDOT's discretion.

APPROVED:

CAMPBELL COUNTY BOARD OF SUPERVISORS _____ DATE _____

CAMPBELL COUNTY HEALTH DEPARTMENT _____ DATE _____

EROSION AND SEDIMENT CONTROL AGENT _____ DATE _____

VDOT RECOMMENDS APPROVAL, THE SIGNATURE HOWEVER IS NOT AN ENDORSEMENT OF THE ACCURACY OF THIS SURVEY:

VIRGINIA DEPARTMENT OF TRANSPORTATION _____ DATE _____

THE DEDICATION OF THE SUBDIVISION APPEARING ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES (IF ANY).

DATE: _____ BY: HMS LEGACY HOLDINGS L.L.C.

I, _____ A NOTARY PUBLIC FOR THE COUNTY AFORESAID, IN THE STATE OF VIRGINIA DO CERTIFY THAT

WHOSE NAMES ARE SIGNED TO THE WRITING ABOVE, BEARING THE DATE ON THE

_____ DAY OF _____ HAVING ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID GIVEN UNDER MY HAND

THIS, _____ DAY OF _____

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

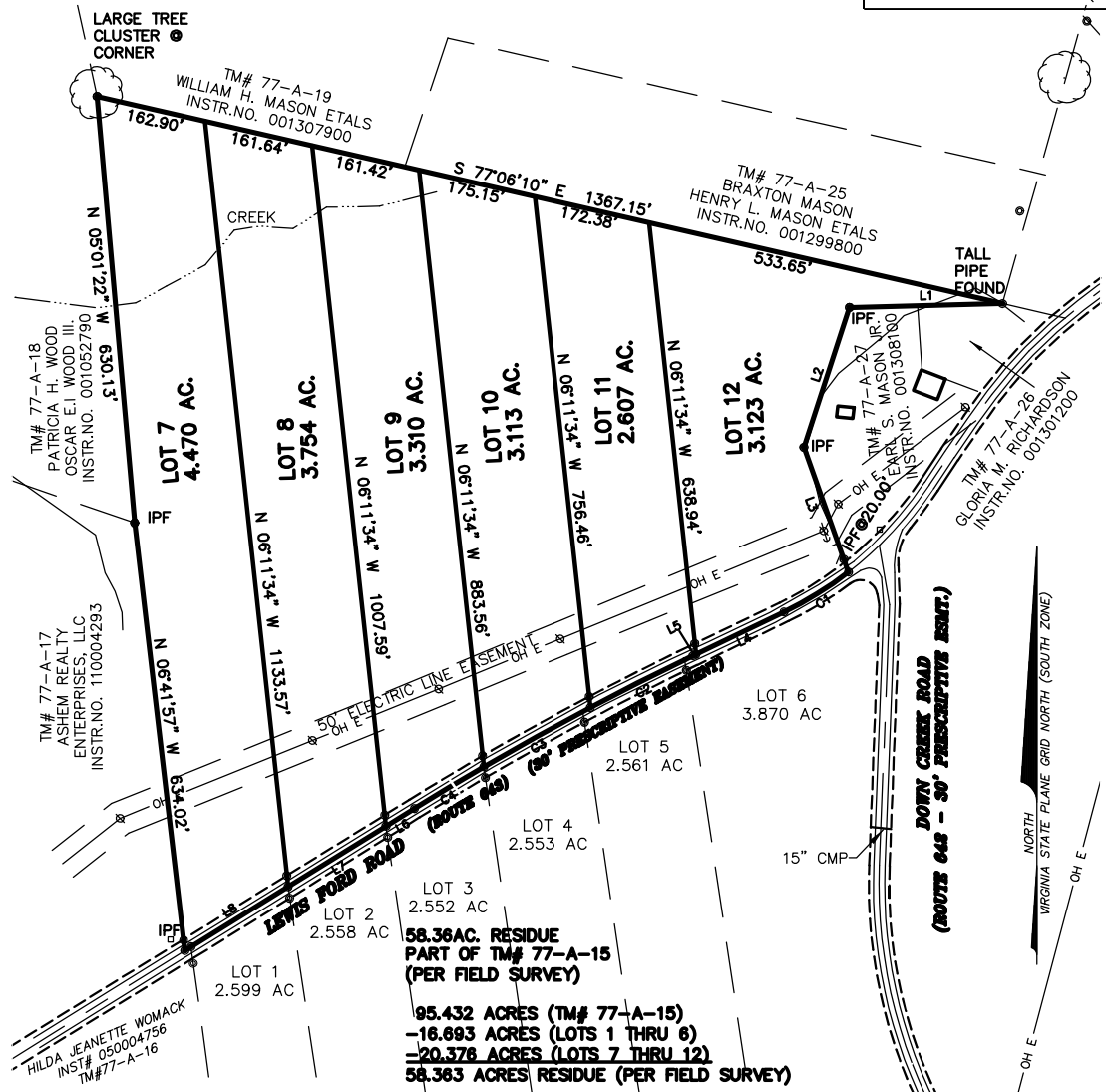
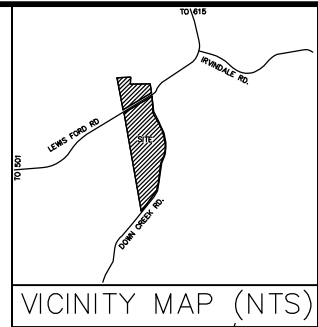
NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
2. THIS PROPERTY IS NOT IN A FLOOD ZONE. THIS PROPERTY IS IN UNSHADED FLOOD ZONE X AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP(S).
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
4. THIS PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
5. PROPERTY IS ZONED A-1 AGRICULTURAL.

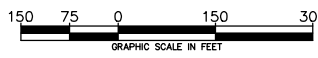
ANY PARCEL, LOT, OR TRACT OF LAND CREATED ON OR AFTER JULY 1, 2004 SHALL BE CONSIDERED PART OF A COMMON PLAN OF DEVELOPMENT AND SUBJECT TO THE VSPM/STORMWATER MANAGEMENT REGULATIONS. QUESTIONS CONCERNING THESE REQUIREMENTS SHOULD BE DIRECTED TO THE CAMPBELL COUNTY ENVIRONMENTAL STAFF AT 434-592-9506.

BY THE SIGNING OF THE SEAL HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION FOR RECORDATION IN CAMPBELL COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.

LINE	BEARING	DISTANCE
L1	S 86°11'50" W	225.44'
L2	S 18°03'36" W	216.10'
L3	S 19°38'33" E	195.22'
L4	S 64°17'51" W	1143.68'
L5	S 64°17'51" W	515.00'
L6	S 58°13'50" W	449.53'
L7	S 58°13'50" W	1169.34'
L8	S 58°13'50" W	1178.72'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.80'	634.00'	111°59'43"	S 56°17'59" W	1111.59'
C2	155.73'	4415.00'	2°01'16"	S 83°08'52" W	1155.72'
C3	179.65'	4415.00'	2°19'53"	S 60°58'18" W	1179.64'
C4	118.83'	4415.00'	1°32'32"	S 59°00'05" W	1118.83'



SOURCE OF TITLE:
HMS LEGACY HOLDINGS L.L.C.
TM# 77-A-15
INST# 230000276

Nixon Land Surveying, L.L.C.
1065C Airport Road
Lynchburg, VA 24508
Phone: (434) 837-9600
Fax: (434) 837-0689
www.nixonland.com

NTS

WE WILL NOT BE AN ACCURATE MAPPING TOOL OR ENOUGH ON THE FIELD BY THE PARTICLES. PROVIDE US 967

PLAT SHOWING SECTION 2 DOWN CREEK ESTATES

PATRICK HENRY MAG. DIST. CAMPBELL COUNTY, VIRGINIA



SURVEYED FOR: **H & S IMPROVEMENTS**

COMM. NO.: 2022061

DATE: 06/16/23

SCALE: 1"=150'

DR. BY: JWL

CHK. BY: REN

DRW. NO.: SUBD-2.DWG

NTS

SHRINT: 1 OF 1